

Prepared By:
Bridgforth & Buntin
P.O. Box 241
Southaven, MS 38671
662/393-4450 and
Kenneth E. Stockton
5 West Commerce Street
Hernando, MS 38632
662-429-3469

NO TITLE WORK PERFORMED
NONE REQUESTED

2/15/06 4:41:10
BK 521 PG 329
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

CORRECTION QUITCLAIM DEED

CITY OF HERNANDO, MISSISSIPPI,
A Mississippi Municipal Corporation

GRANTOR(S)

TO

W. WARREN CALLICUTT

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, and valuable considerations, the receipt of all of which is hereby acknowledged, CITY OF HERNANDO MISSISSIPPI, a Mississippi Municipal Corporation, does hereby sell, convey and quitclaim unto W. WARREN W. CALLICUTT, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

**SEE ATTACHED LEGAL DESCRIPTION
EXHIBIT "A"**

By way of explanation, the purpose of this Quitclaim Deed is to correct an error in legal description of the Quitclaim Deed filed of record in Book 510, Page 209 in the Office of the Chancery Court Clerk's Office of DeSoto County, Mississippi.

The property conveyed is subject to building restrictions, covenants, and easements of record. The City of Hernando reserves a 20 foot easement in an area east of the new curb line of McIngvale Road for public utilities. That additionally, the City of Hernando reserves any and all mineral rights it may own under said property and reserves the right to remove the same and which reservation is required pursuant to Section 21-17-1 of the Mississippi Code 1972 Annotated as Amended.

This conveyance is made by the City of Hernando pursuant to the authority of the Board of Alderman as issued on February 7, 2006, and by the authority vested in the City of Hernando, Mississippi by Section 21-17-1 and Section 21-17-5 of the Mississippi Code of 1972 Annotated as Amended. That by way of explanation, the City of Hernando previously obtained three (3) professional appraisals on the property as set forth herein as required by statute.

Taxes for the year 2006 are to be paid by Grantee.

*Seal of New
City
B+B*

WITNESS the signature of the duly authorized officer of said City of Hernando, Mississippi this the 7th day of February, 2006.

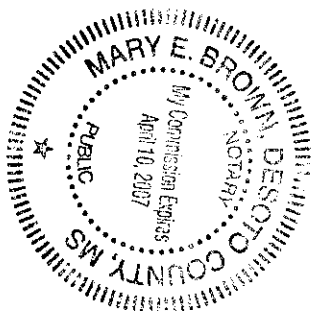
CITY OF HERNANDO, MISSISSIPPI
A Mississippi Municipal Corporation

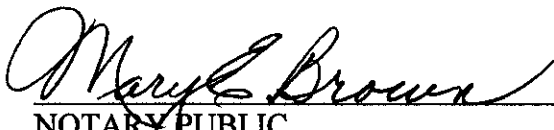
BY: 

CHIP JOHNSON, Mayor

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 8th day of February, 2006 within my jurisdiction, the within named CHIP JOHNSON, who acknowledged that he is the Mayor of the City of Hernando, Mississippi, a Mississippi Municipal Corporation, and that for and on behalf of the said municipality, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said municipality so to do.




NOTARY PUBLIC

Grantor Address and Phone:
475 West Commerce Street
Hernando, MS 38632
Home Telephone: N/A
Business Telephone: (662) 429-3469

Grantee Address and Phone:
P. O. Box 241
Southaven, MS 38671
Home Telephone: N/A
Business Telephone: (662) 393-4450

EXHIBIT "A"

A tract of land being located in the Northwest Quarter (NW ¼) of Section 17, Township 3 South, Range 7 West, DeSoto County, Mississippi, and being more particularly described as follows:

Commencing from a pk nail set at the Southeast corner of the Northeast Quarter (NE ¼), of Section 18, Township 3 South, Range 7 West; run thence N 70°48'59" E for a distance of 45.58 feet to a ½" rebar previously set at the beginning of a circular curve to the right and the proposed North right-of-way line of East Commerce Street and the Point of Beginning of this description; run thence along said curve having a arc length of 30.03 feet, a radius of 22.00 feet, a chord bearing of N 46°40'12" W, and a chord length of 27.75 feet to a ½" rebar previously set on the proposed East right-of-way line of McIngvale Road; run thence along said East right-of-way line N 02°54'59" W for a distance of 185.69 feet to a ½" rebar set, run thence S 84°40'41" E for a distance of 31.05 feet to a ½" rebar set, run thence S 01°30'06" E for a distance of 201.68 feet to a ½" rebar set on the aforementioned North right-of-way line of East Commerce Street, thence run S 89°56'25" W for a distance of 6.57 feet to the Point of Beginning of the herein described tract of land. Said tract contains 0.13 acre, more or less.